

# STATISTICAL SNAPSHOT 2009

## **POPULATION PROFILE FOR THE CITY OF LIBERTY LAKE**

CITY POPULATION (OFM)	2009	2008	2007	2006 **	2005	2004	2003	2002	2001 *
	TBD	6980	6580	5805	5255	4950	4640	4480	3654
	2000 US Census Population (entire 99019 Zip Code) = 5370								
* Liberty Lake Incorporated on August 31, 2001      ** Does not include NW Area Annexed in April 2006									
REGISTERED VOTERS IN CITY OF LIBERTY LAKE		2009	2007	2006	2005 *	2004	2003	2002	2001
		3881	3235	3176	2796	2918	2296	2140	1830
* Does not include NW Area Annexed in April 2006									
# OF HOUSEHOLDS IN CITY	March 2009	Aug. 2006	July 2005	July 2004	Sept. 2003	Dec. 2002	2001 *		
	2928	2628	2151	2032	1876	1829	not available		
	2000 US Census Number of Households (entire 99019 Zip Code) = 2046								
* Liberty Lake Incorporated on August 31, 2001									
HOUSEHOLDS BY TYPE					2000 US Census Figure				
Family households (families)					76.5 %				
With own children under 18 years					38.4 %				
Married-couple family					68.5 %				
With own children under 18 years					32.6 %				
Female householder, no husband present					5.3 %				
With own children under 18 years					3.7 %				
Nonfamily households					23.5 %				
Householder living alone					19.1 %				
Householder 65 years and over					4.7 %				
Households with individuals under 18 years					40.1 %				
Households with individuals 65 years and over					15.9 %				
Average household size					2.62 persons				
Average family size					3.02 persons				
RACE AND ETHNICITY					2000 US Census Figure *				
White					96.0 %				
Black or African American					0.9 %				
American Indian and Alaska Native					0.6 %				
Asian					3.2 %				
Native Hawaiian & Other Pacific Islander					0.3 %				
Other race					1.2 %				
Hispanic					2.1 %				
* The figures by race exclude people of Hispanic origin. Hispanic people of all races are counted as Hispanic.									

<b>MEDIAN HOUSEHOLD INCOME</b>	<b>2008</b>	<b>2007</b>	<b>2006</b>	<b>2005</b>	<b>2004</b>	<b>2003</b>	<b>2002</b>	<b>2001</b>
<b>(4 person household)</b>	\$77,088	\$74,843	\$72,663	\$70,547	\$68,492	\$66,497	\$64,560	\$62,623
	2000 US Census Median Household Income = \$60,667							
<b>FAMILY INCOME</b>					<b>2000 US Census Figure</b>			
Per Capita Income					\$28,719			
Male full-time, year-round workers - median earnings					\$56,716			
Female full-time, year-round workers - median earnings					\$30,512			
Less than \$10,000					1.1 %			
\$10,000 to \$14,999					0.0 %			
\$15,000 to \$24,999					5.0 %			
\$25,000 to \$34,999					6.6 %			
\$35,000 to \$49,999					18.0 %			
\$50,000 to \$74,999					29.8 %			
\$75,000 to \$99,999					18.2 %			
\$100,000 to \$149,999					12.2 %			
\$150,000 to \$199,999					4.8 %			
\$200,000 or more					4.1 %			
<b>AGE</b>					<b>2000 US Census Figure</b>			
Median Age					36.4 years			
Under 5 years					8.5 %			
5 to 9 years					8.3 %			
10 to 14 years					7.6 %			
15 to 19 years					5.6 %			
20 to 24 years					3.3 %			
25 to 34 years					14.0 %			
35 to 44 years					18.1 %			
45 to 54 years					15.9 %			
55 to 59 years					6.0 %			
60 to 64 years					3.9 %			
65 to 74 years					5.4 %			
75 to 84 years					2.8 %			
85 years and over					0.5 %			
<b>SCHOOL ENROLLMENT</b>					<b>2000 US Census Figure</b>			
<b>Population 3 years &amp; older enrolled in school</b>								
Nursery school, preschool					5.0 %			
Kindergarten					7.2 %			
Elementary school (grades 1-8)					54.2 %			

High school (grades 9-12)	21.2 %
College or graduate school	12.5 %
<b>EDUCATION</b>	<b>2000 US Census Figure</b>
<b>Population 25 years &amp; older</b>	
Less than 9th grade	0.5 %
9th - 12th grade, no diploma	3.7 %
High school graduate (includes equivalency)	17.3 %
Some college, no degree	27.5 %
Associate degree	9.6 %
Bachelor's degree	29.5 %
Graduate or professional degree	12.0 %
<b>EMPLOYMENT STATUS</b>	<b>2000 US Census Figure</b>
<b>Population 16 years &amp; older</b>	
In labor force	69.3 %
Civilian labor force	69.0 %
Employed	67.8 %
Unemployed	1.2 %
Armed Forces	0.3 %
Not in labor force	30.7 %
<b>Females 16 years &amp; older</b>	
In labor force	57.1 %
Civilian labor force	57.1 %
Employed	56.1 %
<b>Own children under 6 years of age</b>	
All parents in family in labor force	45.9 %
<b>OCCUPATIONS</b>	<b>2000 US Census Figure</b>
Management, professional, and related occupations	48.6 %
Service occupations	10.6 %
Sales and office occupations	28.2 %
Farming, fishing, and forestry occupations	0.3 %
Construction, extraction, and maintenance occupations	5.2 %
Production, transportation, and material moving occupations	7.0 %
<b>CLASS OF WORKER</b>	<b>2000 US Census Figure</b>
Private wage & salary workers	79.5 %
Government workers	12.7 %
Self-employed in own, unincorporated bus.	7.6 %
Unpaid family workers	0.3 %

## **LAND AREA PROFILE FOR THE CITY OF LIBERTY LAKE**

(Total City Acres / Square Miles = 3937 Acres / 6+ Square Miles)

<b>LAND USE</b>	<b>Total Acres * (approximate)</b>	<b>Percentage of City Acreage</b>	<b>Acres per 1,000 population (OFM)</b>
Residential **	1618	41%	
Mixed Use	397	10%	
Commercial / Industrial / Public	1063	27%	
Parks, Recreation, & Open Space	599	15%	86 acres / 1000 population
Right-of Way / Pedestrian Paths	260	7%	
* Figures are approximate and based on plats and parcel land use / zoning on the Comprehensive Plan Land Use Map and Zoning Map. ** Open space / common areas within residential plats is included in parks, recreation, and open space. Residential includes specialty housing.			

## **HOUSING PROFILE FOR THE CITY OF LIBERTY LAKE**

(Average housing unit is less than 15 years old)

<b>RESIDENTIAL DEVELOPMENT</b>	<b>Single-family Homes</b>	<b>Specialty Housing *</b>	<b>Rental Apartments (est.)</b>
<b>April 2009 - Occupied Lots/ Units</b>	2236	159	902
<b>Vacant Lots / Units</b>	533 (only recorded lots)	87	236
<b>Mar. 2007 - Occupied Lots/ Units</b>	2087	63	639
<b>Vacant Lots / Units</b>	2167 (approved vacant lots)	5	74
<b>Aug. 2006 - Occupied Lots/ Units</b>	1938	64	626
<b>Vacant Lots / Units</b>	1417 (approved vacant lots)	4	87
<b>July 2005 - Occupied Lots/ Units</b>	1578	68	505
<b>Vacant Lots / Units</b>	1101 (approved vacant lots)	0	16
<b>July 2004 - Occupied Lots/ Units</b>	1496	35	501
<b>Vacant Lots / Units</b>	1183 (approved vacant lots)	33	20
<b>Sept. 2003 - Occupied Lots/ Units</b>	1439	0	437
<b>Vacant Lots / Units</b>	1216 (approved vacant lots)	68	84
<b>Dec. 2002 - Occupied Lots/ Units</b>	1360	0	469
<b>Vacant Lots / Units</b>	1198 (approved vacant lots)	68	52
* Includes independent senior, assisted living, nursing home, convalescent home, & Alzheimer's facilities.			
<b>HOUSING OCCUPANCY &amp; TENURE</b>		<b>2000 US Census Figure</b>	
Occupied housing units		93.2 %	
Vacant housing units		6.8 %	
For seasonal, recreational, or occasional use		2.1 %	
Homeowner vacancy rate		1.9 %	
Rental vacancy rate		9.0 %	
Owner-occupied housing units		80.8 %	
Renter-occupied housing units		19.2 %	
Average household size of owner-occupied unit		2.73 persons	

Average household size of renter-occupied unit				2.16 persons	
<b>MEDIAN RENT OF SPECIFIED VACANT FOR RENT HOUSING UNITS</b>				<b>2000 US Census Figure</b>	
				\$672 / month	
<b>VALUE OF SPECIFIED OWNER OCCUPIED HOUSING UNITS</b>				<b>2000 US Census Figure</b>	
Less than \$50,000				0.0 %	
\$50,000 to \$99,999				2.9 %	
\$100,000 to \$149,999				33.4 %	
\$150,000 to \$199,999				26.1 %	
\$200,000 to \$299,999				27.3 %	
\$300,000 to \$499,999				10.0 %	
\$500,000 to \$999,999				0.4 %	
\$1,000,000 or more				0.0 %	
<b>MEDIAN VALUE OF SPECIFIED OWNER OCCUPIED HOUSING UNITS</b>				<b>2000 US Census Figure</b>	
				\$172,900	
<b>AVERAGE HOME SALES PRICE</b>	<b>2009 Market Figure (4/30/08)</b>	<b>2008 Market Figure (3/31/08)</b>	<b>2007 Market Figure (4/1/07)</b>	<b>2006 Market Figure (6/30/06)</b>	<b>2000 US Census Figure</b>
	\$267,008	\$305,907	\$411,058	\$325,926	\$180,287
<b>RESIDENTIAL MARKET ACTIVITY *</b>	<b>Median Sales Price</b>	<b>Average Sales Price</b>	<b>Lowest Sales Price</b>	<b>Highest Sales Price</b>	<b>Average Days on Market</b>
<b>1/1/04 - 6/30/04</b>	\$199,900	\$223,169	\$95,000	\$609,000	39
<b>1/1/05 - 6/30/05</b>	\$234,990	\$278,491	\$60,500	\$900,000	29
<b>1/1/06 - 6/30/06</b>	\$267,500	\$325,926	\$14,000	\$962,650	39
<b>1/1/07 - 4/1/07</b>	\$299,990	\$411,058	\$167,900	\$2,500,000	80
<b>1/1/08 - 3/31/08</b>	\$284,308	\$305,907	\$112,950	\$750,000	46
<b>1/1/09-4/30/09</b>	\$235,000	\$267,008	\$90,000	\$640,000	109
<b>Sales by price range</b>	<b>\$0 - \$199,999</b>	<b>\$200,000 - \$299,999</b>	<b>\$300,000+</b>		
<b>1/1/04 - 6/30/04</b>	50 %	40 %	10 %		
<b>Sales by price range</b>	<b>\$0 - \$199,999</b>	<b>\$200,000 - \$299,999</b>	<b>\$300,000 - \$399,999</b>	<b>\$400,000 - \$549,999</b>	<b>\$550+</b>
<b>1/1/05 - 6/30/05</b>	26 %	48 %	26 %		
<b>1/1/06 - 9/30/06</b>	9%	53%	17%	10%	10%
<b>1/1/07 - 4/1/07</b>	9%	43%	18%	15%	15%
<b>1/1/08 - 3/31/08</b>	19%	35%	28%	9%	9%
<b>1/1/09-4/30/09</b>	33%	35%	20%	3%	2%

Sales by home size	Total Sold	# of Bedrooms	# Sold	Average Price
1/1/04 - 6/30/04	113 Homes	2 or less	14	\$202,752
		3	47	\$190,533
		4	33	\$253,010
		5 or more	19	\$267,114
1/1/05 - 6/30/05	101 Homes	2 or less	17	\$200,126
		3	42	\$248,294
		4	34	\$317,327
		5 or more	8	\$438,499
1/1/06 - 6/30/06	82 Homes	2 or less	12	\$179,673
		3	30	\$305,793
		4	26	\$353,174
		5 or more	14	\$443,822
1/1/07 - 4/1/07	33 Homes	2 or less	1	\$172,000
		3	15	\$412,140
		4	10	\$393,4754
		5 or more	7	\$468,043
1/1/08 - 3/31/08	32 Homes	2 or less	5	\$131,540
		3	8	\$332,502
		4	14	\$343,496
		5 or more	5	\$332,470
1/1/09-4/30/09	40 Homes	2 or less	4	\$142,337
		3	19	\$271,562
		4	13	\$288,838
		5 or more	4	\$299,100

\*Data for entire Liberty Lake Community obtained from John Orr's RE Report 7/2/04, 7/11/05, 7/13/06, 3/31/07, & 3/31/08. May not contain FSBO. 2009 data is within city limits from Spokane Association of Realtors.

MEDIAN ASSESSED VALUE RESIDENTIAL UNITS (2009 Tax Year - 5/4/09) *	Single-Family Homes **
	\$1,120,500

\* Includes new construction that has been assessed, figures are approximate and homes are within City limits. \*\* Townhouse condos are included. Lowest assessed value = \$25,000, Highest assessed value = \$2,216,500

## **LOCAL ECONOMY PROFILE FOR THE CITY OF LIBERTY LAKE**

NEW CONSTRUCTION *	2008 Permits	2008 Valuation	2007 Permits	2007 Valuation	2006 Permits	2006 Valuation	2005 Permits	2005 Valuation
Single Family Residential **	36	\$10,155,418	141	\$21,044,223	89	\$13,998,879	113	\$19,615,268
Specialty Housing ***	7	\$9,008,295	0	N/A	0	N/A	0	N/A
Rental Apartments	26	\$22,967,266	19	\$10,565,085	0	N/A	0	N/A
Commercial / Industrial / Public ****	26	\$11,779,166	13	\$12,911,862	19	\$10,981,670	19	\$12,352,653

\* Number of building permits issued and approximate total valuation for entire year. \*\* Townhouse condos are counted as single family homes.  
 \*\*\* Includes independent senior, assisted living, nursing home, convalescent home, & Alzheimer's facilities. \*\*\*\* Includes tenant improvements.

<b>EMPLOYMENT</b>	<b>2001-2008</b>
Employed Residents	Currently Unavailable (see print)
Unemployed Residents	Currently Unavailable (see print)
Jobless Rate	Currently Unavailable (see print)

<b>BUSINESSES IN LIBERTY LAKE *</b>	<b>April 2009</b>	<b>March 2008</b>
# of businesses in the City	296	280
# of people employed in the City	5397	5794
Largest employers by category & # of people employed in the City (300 or more people per category)	Manufacturing 1507 Other 424 Retail 1102 Financial / Insurance 926 Dental / Medical 434	Manufacturing 1726 Other 1094 Retail 992 Financial / Insurance 524 Dental / Medical 440 Restaurant 324

<b>Businesses - Number &amp; Percentage of Total</b>	<b>April 2009</b>		<b>March 2008</b>	
<i>Specific business categories</i>	#	%	#	%
Construction	21	7	22	8
Dental / Medical	18	6	17	6
Financial / Insurance	18	6	17	6
Government	3	1	3	1
Hotel / Motel	2	1	2	1
Manufacturing	12	4	13	4
Non-Profit	1	1	2	1
Other	21	7	15	5
Professional	2	1	2	1
Real Estate	10	3	11	4
Recreation / Fitness	2	1	6	2
Restaurant	17	6	19	7
Retail	52	18	55	20
Service	105	36	89	32
Wholesale	5	2	7	2

\* Figures are approximate and were obtained by polling each business and through City business license records.

<b>LARGEST PRIVATE EMPLOYERS</b>	<b>Businesses - April 2009</b>	<b>Businesses - March 2008</b>
100 or more employees	<ul style="list-style-type: none"> <li>• Accra-Fab</li> <li>• Agilent Technologies</li> <li>• Albertsons</li> <li>• Altek Machining and Molds</li> <li>• Getronics USA</li> <li>• Home Depot</li> <li>• Huntwood Industries</li> <li>• Insight Enterprises</li> <li>• Itron</li> <li>• Merck-Medco</li> <li>• Safeco Insurance</li> </ul>	<ul style="list-style-type: none"> <li>• Accra-Fab</li> <li>• Agilent Technologies</li> <li>• Altek Machining and Molds</li> <li>• F5 Networks</li> <li>• Getronics USA</li> <li>• Huntwood Industries</li> <li>• Insight Enterprises</li> <li>• Isothermal Systems Research</li> <li>• Itron</li> <li>• Merck-Medco</li> <li>• Safeco Insurance</li> </ul>

	<ul style="list-style-type: none"> <li>Spokane Teacher's Credit Union (STCU)</li> </ul>	<ul style="list-style-type: none"> <li>Spokane Teacher's Credit Union (STCU)</li> <li>Telect</li> </ul>
<b>LARGEST PUBLIC EMPLOYERS *</b>	<b># of Employees – April 2009</b>	<b># of Employees - March 2008</b>
Liberty Lake Elementary (CVSD)	63	67
City of Liberty Lake	38	27
Liberty Lake Sewer & Water District	10	10
* Includes permanent employees only, employed at time of poll each year. Figures obtained from each public agency.		

## **CITY FINANCE PROFILE FOR THE CITY OF LIBERTY LAKE**

<b>ASSESSED VALUE OF REAL PROPERTY</b>	<b>2008</b>	<b>2007</b>	<b>2006</b>	<b>2005</b>
	1,036,698,255	\$791,672,020	\$609,233,856	\$509,352,093
<b>REAL PROPERTY TAX RATE</b>	<b>2008</b>	<b>2007</b>	<b>2006</b>	<b>2005</b>
City Revenue Per \$1000 Assessed Value	\$1.08 \$1.58 w/library	\$1.25 \$1.75 w/ library	\$1.52 \$2.02 w/ library	\$1.58 \$2.08 w/ library
Additional Taxed Items	School 356      4.10 State              1.93 Fire 1              2.88 County             1.22 LLT BD            0.06 Sewer 1           0.061  + Weed, Aquifer, Conservation, & Stormwater Charge	School 356      4.55 State              2.19 Fire 1              2.73 County             1.31 LLTBD            0.078 Sewer 1           0.004  + Weed, Aquifer, Conservation, & Stormwater Charge	School 356      5.31 State              2.63 Fire 1              2.92 County             1.37 LLTBD            0.096 Library Bond      0.05 Sewer 1           0.012  + Weed, Aquifer, Conservation, & Stormwater Charge	School 356      5.62 State              2.91 Fire 1              3.18 County             1.54 LLTBD            0.122 Library Bond      0.05 Sewer 1           0.016  + Weed, Aquifer, Conservation, & Stormwater Charge
Total Levi Rate Per \$1000 Assessed Value (approximate)	11.83	12.61	14.4	15.7

Note: Figures are from Census 2000 or Planning & Community Development Department Research. All 2000 US Census Figures reflect the Liberty Lake 99019 Zip Code, not just City limits, due to the City of Liberty Lake Incorporation on August 31, 2001. Number of Households based on occupied lot / unit figures (including each specialty housing unit) for each year after the year 2000. Median Household Income from Census 2000 has 3% per year added for each year after the year 2000 and figures are approximate. Registered voter counts for the City limits area obtained from the Spokane County Elections Dept. for end of each calendar year. Data is for informational purposes and general comparison only and accuracy cannot be guaranteed.

Source: Source: City Planning & Building Services, City Finance Dept., & US Census Bureau